007.0	0004	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	953,200 / 953,200
					USE VALUE:	953,200 / 953,200
					ASSESSED:	953,200 / 953,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CASAZZA ALFRED J JR	
Owner 2:		
Owner 3:		
Street 1:	10 TERRACE DRIVE	
Street 2:		
Twn/City:	BARRINGTON	
St/Prov:	RI	Cntry:	Own Occ:	N
Postal:	02806	Type:		

PREVIOUS OWNER

Owner 1:	CASAZZA ALFRED J & HELEN R -
Owner 2:	-
Street 1:	67 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA	Cntry:	
Postal:	02474	

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Vinyl Exterior and 2686 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	542,800		410,400	953,200
Total Card	0.115	542,800		410,400	953,200
Total Parcel	0.115	542,800		410,400	953,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 354.88 | /Parcel: 354.8

Legal Description

User Acct 6433

GIS Ref

GIS Ref

Insp Date 03/01/18

Entered Lot Size

Total Land:

Land Unit Type:

!691!

PREVIOUS ASSESSMENT

Parcel ID 007.0-0004-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	542,800	0	5,000.	410,400	953,200	953,200	Year End Roll	12/18/2019
2019	104	FV	404,700	0	5,000.	436,100	840,800	840,800	Year End Roll	1/3/2019
2018	104	FV	404,700	0	5,000.	318,100	722,800	722,800	Year End Roll	12/20/2017
2017	104	FV	379,700	0	5,000.	277,000	656,700	656,700	Year End Roll	1/3/2017
2016	104	FV	379,700	0	5,000.	236,000	615,700	615,700	Year End	1/4/2016
2015	104	FV	338,500	0	5,000.	230,900	569,400	569,400	Year End Roll	12/11/2014
2014	104	FV	338,500	0	5,000.	189,800	528,300	528,300	Year End Roll	12/16/2013
2013	104	FV	352,100	0	5,000.	180,600	532,700	532,700		12/13/2012

PRINT

Date	Time
12/10/20	16:25:57

LAST REV

Date	Time
04/24/18	08:27:10

ekelly

691

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASAZZA ALFRED	67653-475		7/20/2016	Family	712,500	No	No		
	19452-468		11/1/1988		1	No	No		A

USER DEFINED

Prior Id # 1:	6433
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2012	502	Re-Roof	11,800					
5/2/2002	314	Siding	6,827	C				VINYL SIDING
6/23/1992	266	Manual	11,000					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
3/1/2018	MEAS&NOTICE	BS	Barbara S
3/6/2017	SQ Returned	MM	Mary M
4/21/2009	Meas/Inspect	189	PATRIOT
2/3/2003	External Ins	PM	Peter M
11/14/2000	Hearing N/C	201	PATRIOT
10/28/1999	Inspected	264	PATRIOT
9/22/1999	Mailer Sent		
9/22/1999	Measured	264	PATRIOT
8/28/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.03	1			Med. Tr	-10					410,400						410,400	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 410,400 | Spl Credit | Total: 410,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04091585
Const Adj.:	0.98980200
Adj $ / SQ:	175.151
Other Features:	116500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	666779
Depreciation:	124021
Depreciated Total:	542758

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

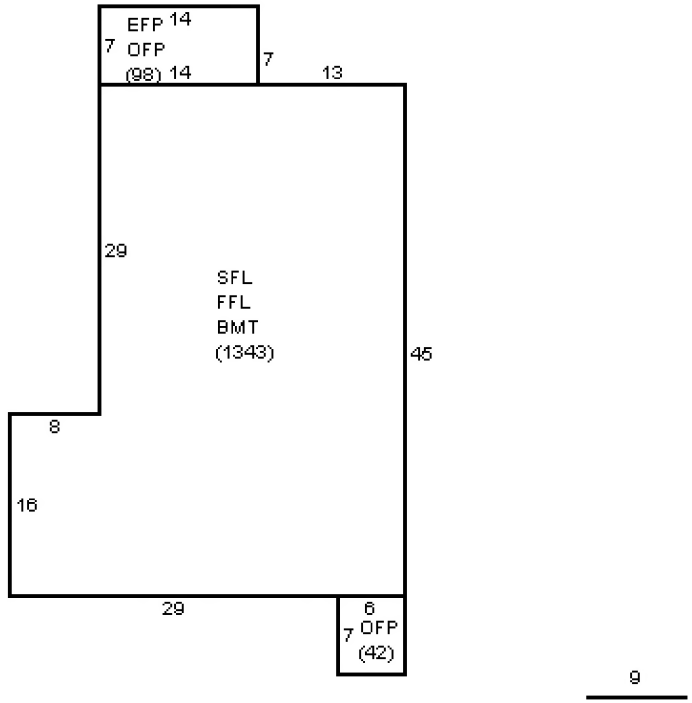
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	175.15
Special Features:	0	Val/Su Net:	127.21
Final Total:	542800	Val/Su SzAd	202.08

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,343	52.550	70,568
FFL	First Floor	1,343	175.150	235,228
SFL	Second Floor	1,343	175.150	235,228
OFP	Open Porch	140	28.000	3,920
EFP	Enclos Porch	98	54.440	5,336

Net Sketched Area:	4,267	Total:	550,280

Size Ad	2686	Gross Are	4267	FinArea	2686

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0004-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc